

# Scope of Works



## Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

**Customer:** S BATES

## Assessment of Property at 39 MARRIOTTS ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH 8083 on 9/07/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 600.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 25.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 25.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Elevation (North wall)

Element	Damage	Repair
Trim (Painted MDF - Trim 60mm - 3.00 l/m)	Damaged finish	Gap fill and paint trims 3.00 l/m
Wall Cladding (Cement Board - Cement sheet - 13.44 m2)	Damaged finish	Gap fill and paint 13.44 m2
Wall Cladding (Weatherboard - Timber - 22.40 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 26.88 m2)	Structural Damage	Plumb timber walls which have racked 11.20 l/m

#### Elevation (East wall)

Element	Damage	Repair
No Damage		

#### Elevation (South wall)

Element	Damage	Repair
No Damage		

#### Elevation (West wall)

Element	Damage	Repair
Trim (Painted Timber - Timber - 7.00 l/m)	Damaged finish	Gap fill and paint trims 7.00 l/m
Wall Cladding (Weatherboard - Timber - 6.60 m2)	Cracking to paint	Paint wall 6.60 m2
	Damaged finish	Paint wall 6.60 m2
	Structural damage	Remove, dispose and replace weatherboard 6.60 m2

## Released Under the Official Information Act 1982

Wall Cladding (Weatherboard - Cedar - 12.42 m2)	Cracking	Paint wall	12.42 m2
	Structural damage	Remove, supply dispose	12.42 m2
Wall Cladding (Structural Block - Oamaru Stone - 7.28 m2)	Structural damage	Remove, dispose and install Oamaru stone	7.28 m2
Wall framing (Timber Frame - Timber - 23.76 m2)	Structural Damage	Remove and repair 100 x 50 framing	9.90 l/m

### Roof

Element	Damage	Repair	
Roof Covering (Pitched - Steel - 93.06 m2)	No Earthquake Damage		
Roof framing (Framed - Timber - 93.06 m2)	Structural damage	Fix timber only - labour only	6.00 l/m
Soffit (T&G - T and G - 10.00 m2)	Cracked soffit lining	Gap fill	3.00 l/m
	Cracked soffit lining	Paint cracked soffit	10.00 m2
	Cracked soffit lining	Gap fill	7.00 l/m
	Cracked soffit lining	Paint cracked soffit	2.80 m2
Soffit (Cement Sheet - Cement sheet 4.5mm - 1.20 m2)	Cracked soffit lining	Paint cracked soffit	1.20 m2
	Cracked soffit lining	Gap fill	3.00 l/m

### Foundations

Element	Damage	Repair	
Piles (Ordinary - Timber - 1.00 item)	Floor has moved less than 100mm	Lift	95.00 m2
	Floor has moved less than 100mm	Replace pile more than 6	45.00 No of
Ring foundation (Load bearing l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	4.00 l/m

### Interior

#### Ground Floor - Kitchen

Room Size: 2.50 x 5.10 = 12.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.75 m2)	Cosmetic Damage	Rake out, plaster and paint	12.75 m2
Door (External) (SG French item)	Cosmetic damage	Realign	1.00 No of
Floor (T&G - Vinyl - 12.75 m2)	Impact damage	Remove, dispose and replace vinyl	12.75 m2
	Structural damage	Remove supply and install T and G	12.75 m2
Hob (Gas - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec item)	Impact damage	Remove, refit units	1.00 No of
Range ( Free standing oven ) (Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - 1.00 item)	No Earthquake Damage		
Trim (Painted MDF l/m)	Impact damage	Supply Replace Trim and paint	15.20 l/m
Trim (Rimu - Trim 60mm - 6.00 l/m)	Damaged finish	Remove trim	6.00 l/m
	Damaged finish	Reattach trim	6.00 l/m
Wall covering (Gib - Paint - 30.40 m2)	Cosmetic damage	Rake out, plaster and paint	30.40 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Timber l/m)	No Earthquake Damage		

#### Ground Floor - Bathroom

Room Size: 2.50 x 2.20 = 5.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Pedestal and Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.50 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 5.50 m2)	Impact damage	Remove, dispose and replace vinyl	5.50 m2
	Structural damage	Remove supply and install T and G	5.50 m2
Mirror (Fixed) (Standard Spec - Mirror - .54 m2)	No Earthquake Damage		
Shower (shower Over bath with Door - Acrylic shower - 1.12 m2)	No Earthquake Damage		
Trim (Painted Timber - Trim 60mm l/m) - 9.40	Damaged finish	Supply and Replace and paint trim	13.40 l/m
Wall covering (Gib - Paint - 22.56 m2)	Cosmetic damage	Rake out, plaster and paint	22.56 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

### Ground Floor - Toilet

Room Size: 0.80 x 1.50 = 1.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.20 m2)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.20 m2)	Structural damage	Remove supply and install T and G	1.20 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Trim (Painted Timber - Trim 60mm l/m) - 4.60	Damaged finish	Supply and Replace and paint trim	9.00 l/m
Wall covering (Gib - Paint - 9.20 m2)	Cosmetic damage	Rake out, plaster and paint	9.20 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	2.00 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

### Ground Floor - Laundry

Room Size: 2.20 x 1.80 = 3.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.96 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	Cosmetic damage	Varnish door	1.00 item
Floor (T&G - Vinyl - 3.96 m2)	Structural damage	Remove supply and install T and G	3.96 m2
Trim (Painted Timber - Timber - 23.00 l/m)	Damaged finish	Supply and Replace and paint trim	23.00 l/m
Wall covering (Gib - Paint - 19.20 m2)	Cosmetic damage	Rake out, plaster and paint	19.20 m2
	Structural damage	Rake out and stop	0.50 l/m

### Ground Floor - Hallway

Room Size: 1.10 x 3.10 = 3.41 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.41 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 3.41 m2)	Structural damage	Remove supply and install T and G	3.41 m2
Trim (Painted Timber - Timber - 24.20 l/m)	Damaged finish	Supply and Replace and paint trim	24.20 l/m

Wall covering (Wood panelling - Panelling - Cosmetic damage Varnish panels  
20.16 m2)

#### Ground Floor - Bedroom

Room Size: 3.30 x 3.10 = 10.23 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.23 m2)	Cosmetic Damage	Rake out, plaster and paint	10.23 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	Cosmetic damage	Varnish door	1.00 item
Floor (T&G - Carpet - 10.23 m2)	Cosmetic damage	Lift and relay existing carpet	10.23 m2
	Structural damage	Remove supply and install T and G	10.23 m2
Trim (Rimu - Varnished Timber - 34.00 l/m)	Damaged finish	Remove trim	34.00 l/m
	Damaged finish	Reattach trim	34.00 l/m
Wall covering (Wood panelling - Panelling - 30.72 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	Broken glass No Earthquake Damage	Remove and reglaze 4mm single	0.54 m2

#### Ground Floor - Bedroom

Room Size: 2.20 x 4.10 = 9.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.02 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.02 m2)	Cosmetic damage	Lift and relay existing carpet	9.02 m2
	Structural damage	Remove supply and install T and G	9.02 m2
Trim (Painted Timber - Timber - 16.60 l/m)	Damaged finish	Supply and Replace and paint trim	16.60 l/m
Wall covering (Gib - Wallpaper - 30.24 m2)	Cosmetic damage	Remove, rake out, plaster, supply and replace wallpaper	30.24 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Broken glass	Remove and reglaze 4mm single	0.35 m2

#### Ground Floor - Entry

Room Size: 2.90 x 2.90 = 8.41 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.41 m2)	No Earthquake Damage		
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 8.41 m2)	Structural damage	Remove supply and install T and G	8.41 m2
Trim (Rimu - Varnished Timber - 15.60 l/m)	Damaged finish	Remove trim	15.60 l/m
	Damaged finish	Reattach trim	15.60 l/m
Wall covering (Wood panelling - Panelling - 27.84 m2)	Cosmetic damage	Varnish panelling	

#### Ground Floor - Lounge

Room Size: 4.80 x 3.30 = 15.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 23.43 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 23.43 m2)	Cosmetic damage	Lift and relay existing carpet	23.43 m2

Floor (T&G - Carpet - 23.43 m2)	Structural damage	Remove supply and install T and G	23.43 m2
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Trim (Rimu - Plaster - .50 l/m)	Damaged finish	Gap fill and paint trims	0.50 l/m
Trim (Rimu - Varnished Timber - 24.00 l/m)	Damaged finish	Remove trim	24.00 l/m
	Damaged finish	Reattach trim	24.00 l/m
Wall covering (Wood panelling - Panelling - 49.92 m2)	Cosmetic damage	Varnish panelling	
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage		

**Ground Floor - Office/Study**

Room Size: 2.70 x 2.50 = 6.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.75 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 6.75 m2)	Cosmetic damage	Lift and relay existing carpet	6.75 m2
	Structural damage	Remove supply and install T and G	6.75 m2
Trim (Rimu - Varnished Timber - 15.00 l/m)	Damaged finish	Remove trim	15.00 l/m
	Damaged finish	Reattach trim	15.00 l/m
Wall covering (Wood panelling - Panelling - 23.92 m2)	Cosmetic damage	Varnish panelling	
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**External Garage****Exterior****Elevation (North wall)**

Element	Damage	Repair	
No Damage			

**Elevation (East wall)**

Element	Damage	Repair	
No Damage			

**Elevation (South wall)**

Element	Damage	Repair	
No Damage			

**Elevation (West wall)**

Element	Damage	Repair	
Garage door (Rolla Door Steel - Steel - 1.00 No of)	Impact damage	Adjust door	1.00 No of
Wall Cladding (Weatherboard - Colour Steel - 11.48 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 11.48 m2)	No Earthquake Damage		

**Foundations**

Element	Damage	Repair	
No Damage			

**Roof**

Element	Damage	Repair	
No Damage			

**Interior****Scope of Works - Glossary of Terms**

<b>Cosmetic Damage</b>	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
<b>Impact Damage</b>	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
<b>Structural Damage</b>	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

**Additional Information**

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
-----------------------	--